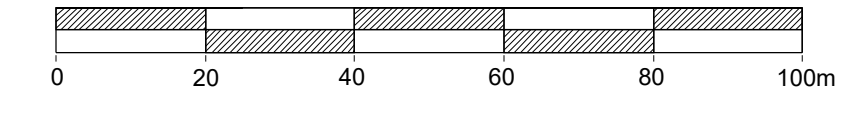


CONCEPTUAL SITE PLAN

105, 107, 109, 111 EDGEHILL DRIVE
 IN THE
 CITY OF BARRIE
 COUNTY OF SIMCOE
 Scale 1:10



LEGEND

- SUBJECT LANDS
- BACK-TO-BACK TOWNHOUSES
- POTENTIAL ROAD WIDENING
- COMMON AMENITY AREAS
- MULTI-MODAL PROTECTION ZONE (3.5m)
- RETAINING WALL

ZONING TABLE - RM2

PROVISION	REQUIRED	PROVIDED
LOT AREA	720m ² (min)	7,596.95m ² (1.88ac)
DEVELOPABLE AREA	n/a	6,112.67m ² (1.51ac)
LOT FRONTAGE	21m (min)	84.36m
SETBACKS		
FRONT YARD	7.0m (min)	5.50m
INTERIOR SIDE YARD	1.8m (min)	3.00m
EXTERIOR SIDE YARD	3.0m (min)	n/a
REAR YARD	7.0m (min)	8.59m
LANDSCAPED OPEN SPACE	35% (min)	45%
DWELLING UNIT FLOOR AREA	45m ² / 1 BDRM 55m ² / 2 BDRM (min)	±75.00m ²
LOT COVERAGE	35% (max)	50%
GROSS FLOOR AREA	60% of lot area (max)	130%
BUILDING HEIGHT	10m (max)	12.0m
PARKING SPACES	95 (1.5/unit min)	79 (1.25/unit)
AMENITY AREA	756m ² (12m ² /unit min)	841m ² (unconsolidated)
DENSITY (townhouses)	40 u/ha (max)	104 u/ha

Source: Simcoe County Interactive Mapping, 2017
 Discover Barrie Interactive Mapping, 2017.
 Note: Information shown in approximate and subject to change.

CONCEPTUAL SITE PLAN - 63 UNITS

EDGEHILL DRIVE & ANNE ST N, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1	March 21, 2019	Issued for submission	BH
2	May 7, 2019	Issued for submission	A.S.
3	May 9, 2019	Issued for submission	A.S.

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Date: May 7, 2019 Drawn By: A.S.
 File: 14-499 Checked: T.S.